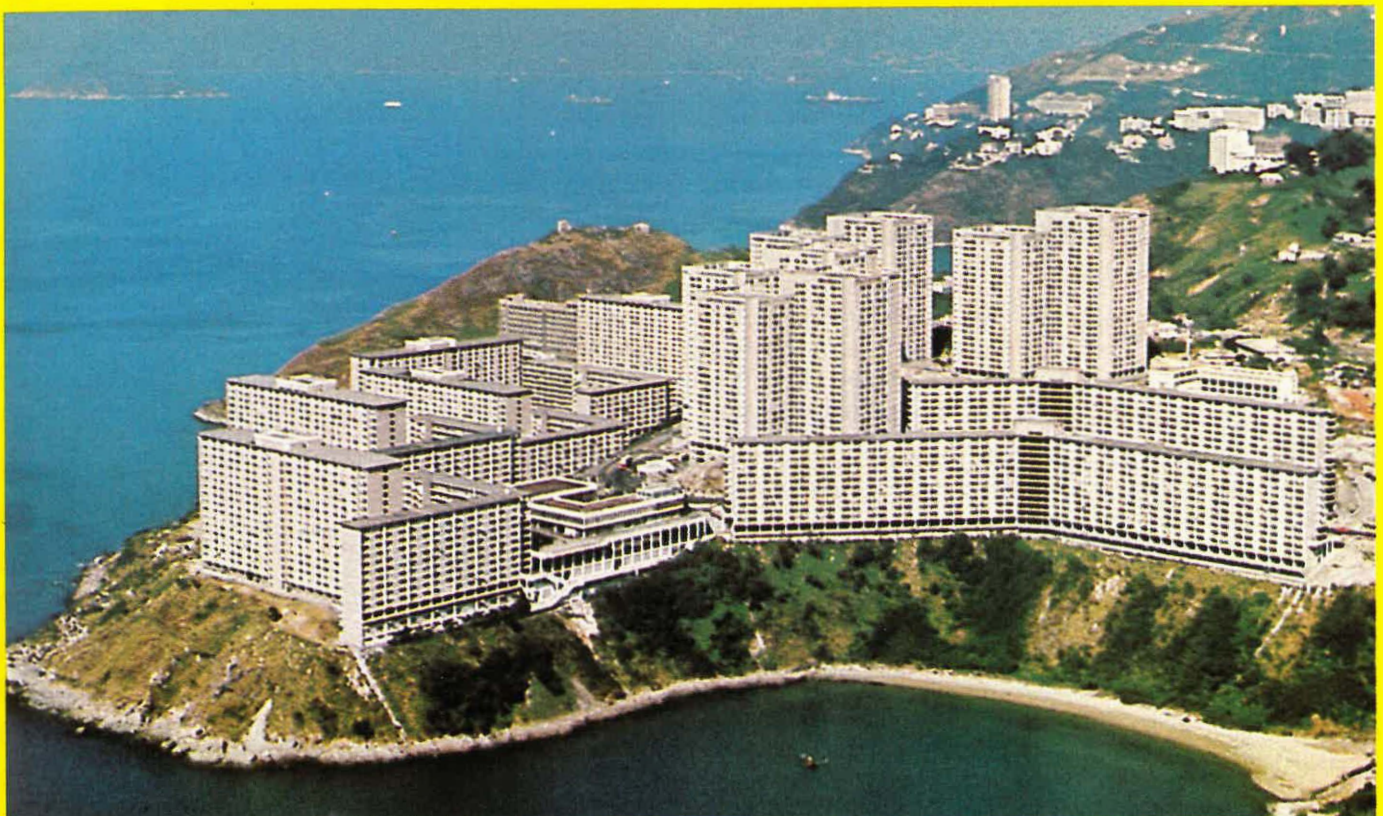


The Bulletin

Magazine of The Hong Kong General Chamber of Commerce

香港總商會工商月刊



Homes for Millions

香港數百萬人的住屋

July, 1978
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Cover:

Top – Mei Foo Sun Chuen & Tai Koo Shing

Bottom – Wah Fu Estate

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上圖—美孚新邨及太古城

下圖—華富邨

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Director's Viewpoint

"All We Ask is a Roof Over Our Head —and a Refrigerator, Washing Machine, Colour TV, Motor Car..."

I remember (old men tend to, more than young men!) being taken to a squatter area in north Kowloon in 1954 by a Government friend of mine who had just been seconded to the new Resettlement Department. He was enthusiastic about the enormous job that lay ahead of his department (whose first Commissioner was Ronnie Holmes) and he had begun what was to become, for him, several years of selfless, dedicated work under emergency conditions and quite frightening pressures. He wanted me to see the conditions which his department would now set about changing.

As I have remarked before in an earlier Viewpoint, living conditions for tens of thousands of people at that time were appalling and very little could be done about the situation in the short term. I was shown, at one point, what amounted to a small cave built into the earthen side of a stream bed in which a family of refugees had been living, including small children. It was damp, dangerous and a terrible example of the utter poverty of so many of the immigrants . . . what human tragedies occurred in these years that went unreported . . . what problems faced the Government and the community.

The Bulletin this month begins with these problems and, I hope, spells out a message of Government concern and action, of civic response and endeavour, of challenge and achievement, in the greatest housing programme this area has ever seen. The statistics for these two decades of frenetic activity are compelling enough. The human and social development that has taken place is even more so, especially to anyone who was here when the miracle began. Despite incredible problems and, from time to time, serious mistakes of one kind or another, the Government, supported by the best advice available in the private sector, has brought about a transformation in housing and all the associated infrastructure of such character and scale that visitors to Hong Kong cannot comprehend what went before.

It is sometimes a good thing that we reflect on what was, before complaining about what is. We must continue to develop our community and our economy and to do so we must all retain the right to criticise and to ask for more and better. But, in doing so where housing is concerned, let us not forget the record of our rapid march towards homes for all and home ownership for some. It has been an incredible performance.

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Homes for Millions

Hong Kong has come a long way during the past 25 years and this is nowhere better demonstrated than in the tremendous improvement in housing standards, both in the public and private sectors.

PRIOR to 1954 the only permanent housing ever provided by the Hong Kong Government consisted of quarters for its own civil servants. While a small affluent minority of Hong Kong's people were able to afford spacious self-contained apartments in areas like Mid-Levels, Repulse Bay and Kowloon Tong, the bulk of the population in the urban areas was forced to live in crowded tenement buildings or flimsy squatter huts.

When hundreds of thousands of refugees flooded across the border during the final stages of the Chinese Revolution and civil war, the initial Government response – perhaps not unreasonable in the circumstances – was to hope that most of them would return to China as soon as the situation there stabilised. A few returned, but the great majority stayed. Moreover, the flood continued unabated during the early 1950s as the Communist Government in China began to implement its land reform programme.

Between 1945 and 1950 Hong Kong's population grew from 600,000 to more than two million. Part of the increase was accounted for by the return of Hong Kong residents who had fled the colony to avoid the Japanese occupation, but most were newcomers who came with little more than the clothes on their backs. Having nowhere to live, they erected dwellings made of wood or tar-paper, or any other available material, on the hillsides and every vacant piece of land in the urban areas.

In an interview with *The Bulletin* last year, just before he left Hong Kong on retirement, Sir Ronald Holmes, who was Hong Kong's first Commissioner for Resettlement, described the situation in the early 50s:

'Most of the available land was covered and sterilised by various forms of illegal occupation. If you look at old photographs taken at the time you can see what the situation was. I guarantee that the government didn't know to

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within half a million how many squatters there were!

Prior to 1954, Sir Ronald said, the Government didn't have a resettlement policy worth speaking of:

Key change

'The key change came at the end of 1953 with the enormous fire at Shek Kip Mei, which must have been one of the worst fires in history in terms of the numbers made homeless.

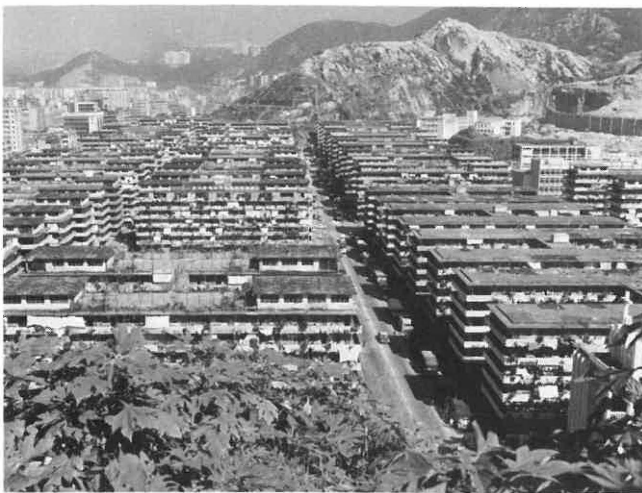
'The fire started on Christmas Day and by the next morning an estimated 60,000 people had lost their homes – personally I think the figure must have been a good deal higher. Fortunately, however, there was very little loss of life.

'The fire brought home to the Government that the problem simply couldn't be solved by any of the means that had been tried up to that time. So the basic decision was taken that the only way we could possibly solve the problem was by Government building accommodation.'

And so the Hong Kong Government embarked upon a housing programme without parallel in the region and quite possibly in the world, as a result of which the government of one of the most capitalistic societies in the world is today the largest landlord in the world – a typical Hong Kong paradox, some might say.

It is impossible to overstate the importance of that decision taken after the Shek Kip Mei disaster. Its implications for the future development of Hong Kong were to be profound, although nobody involved in the initial stages of the programme could have realised how profound, since the Government was to a large extent venturing into the unknown. As Sir Ronald said, nobody had even the vaguest idea how many squatters there were, and as fast as new estates could be built fresh waves of refugees poured over the border. One is reminded of the story of the little boy who tried to empty the ocean into a hole he had dug in the sand.

The Resettlement Department was established in April 1954 and by the end of that year eight resettlement blocks stood on the site of the Shek Kip Mei fire. The early estates consisted of rows and rows of seven storey blocks of a standard H-shaped design, with communal toilet and washing facilities on each floor, very crowded, very rudimentary.



Hong Kong's first Resettlement Estate at Shek Kip Mei – a rapid response to an emergency situation.

Living conditions in these estates certainly left a great deal to be desired and overseas visitors were often appalled by what they saw. The crudity of the estates reflected the emergency nature of the situation and quality had to take a back seat – a point not always appreciated by the overseas critics.

Since 1954 the Government has built 66 housing estates in various parts of Kowloon, Hong Kong and the New Territories, so that today it is landlord to more than two million people, or 46 per cent of the population.

The Government continues to be massively committed to providing homes for lower-income families. By 1985 there will be a further 1.5 million people living in public housing, bringing the proportion up to almost 70 per cent of the population.

Until 1973 two types of public housing were built. On the one hand there were resettlement estates, built and managed by the Resettlement Department (what are now classified as Group 'B' estates). On the other, there were low-cost housing estates, which were the responsibility of the Housing Authority, a statutory body established in 1954 (Group 'A' estates under the new classification).

Huge gap

By the 1960s the standard of housing provided by the Resettlement Department had begun to fall seriously behind that of the Housing Authority. The gap between the two types of housing can be illustrated by the fact that in the early 1960s, when the Housing Authority were designing Wah Fu estate near Aberdeen – a modern complex on an attractive site equipped with community facilities such as shops, schools and restaurants (shown on the cover of *The Bulletin*) – the Resettlement Department was still building grim seven-storey blocks similar to the emergency housing at Shek Kip Mei.

One private developer interviewed by *The Bulletin* believed that this enormous contrast between housing built by the Resettlement Department and the former Housing Authority resulted from a basic organisational difference:

'The Resettlement Department was run by enthusiastic amateurs who didn't rely too much on professional advice, while the Housing Authority drew strongly on private sector professional advice. You look at what they did – it's good. You look at what the Resettlement Department did – it's pathetic.

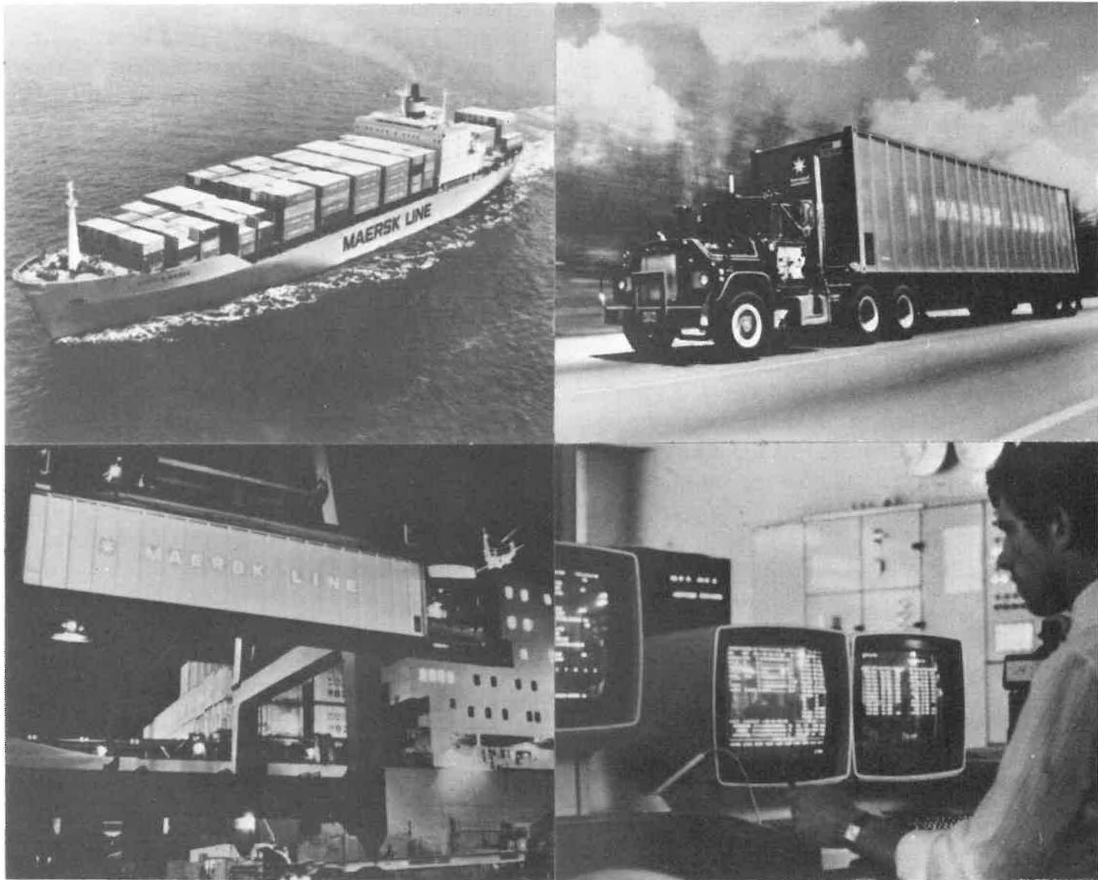
'It's the old saying that the professional man is "always on tap, never on top". The fellow with the competence, the professionally qualified man who knows his job, is expected to work under some administrator who has come up through the Taipo District Office.'

A bit harsh perhaps, but there is no doubt that there has been a substantial upgrading in the standard of public housing since the Resettlement Department was merged with the Housing Authority.

The new Housing Authority established in 1973 was made up largely of unofficial members, thus giving the Government direct access to professional advice from the private sector. Several of its members had served on the previous Housing Authority, including the present Director of Housing, Mr. Donald Liao – who, incidentally, designed Wah Fu estate.

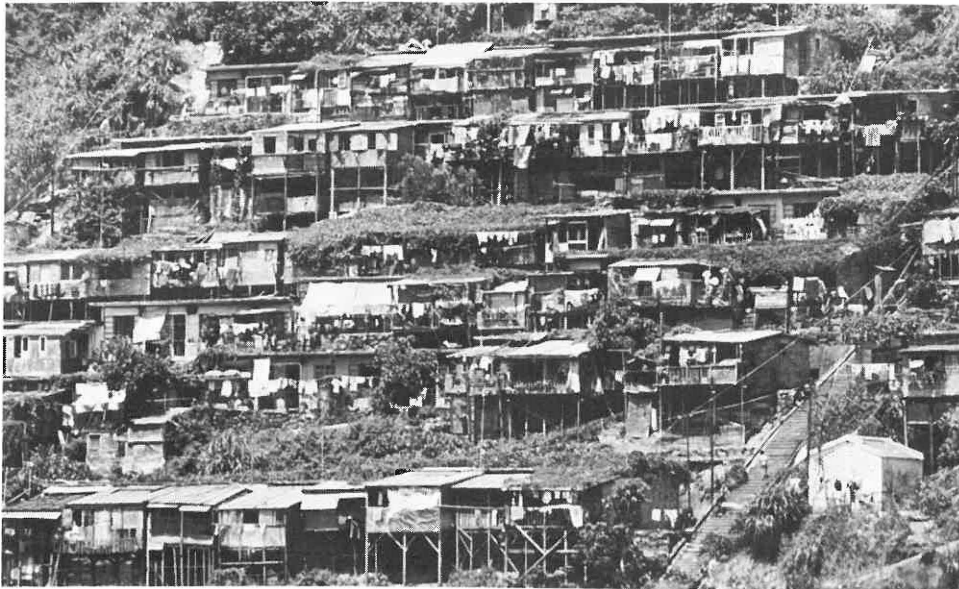
Present public housing development is part of a 10-year programme announced in 1972, the avowed aim of which is

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Although the number of squatters has been substantially reduced, there are still more than 250,000 people living in huts like these.

to 'break the back of the housing problem'. *The Bulletin* asked Mr. Liao how the programme was progressing:

'The 10 year housing programme is a rolling programme. Each year — indeed, each quarter — we review the progress in the greatest detail. We are constantly looking several years ahead, since any production five years ahead must have a firm plan.

'When you are talking in terms of 10 years there are bound to be some hiccoughs, as happened during 1974/75, following the oil crisis. We probably lost 15-18 months but now we are back to the stage where we're assured that an optimum level of production will be reached next year.

'Including both rental and home ownership schemes, we are talking about some 40,000 flats coming on-stream each year from 1979/80 onwards. If we can maintain that level of production for four or five years I am quite confident that by the mid-80s we will be able to break the back of the housing problem. In terms of production this may actually exceed what was envisaged in 1972.'

Subsidised

Public housing has always been heavily subsidised by the Government — or rather by the tax-payer. Tenants pay only a fraction of the value of rentals for equivalent housing on the open market. In the private sector a developer must pay the full market value for his land, plus the cost of site formation and construction, plus the going interest rate on his loan, and then aim to make a profit within, say, two or three years. By contrast, rentals in public housing are calculated on the basis of the cost of construction — paid for by low interest loans from the Development Loan Fund and then amortised over a period of 40 years — plus recurrent costs incurred in managing and servicing the estates. The location of the estate is also taken into account. The Housing Authority was previously required to pay the Government a land premium at one third of the market value less formation costs and to pay interest of five per cent on the money borrowed for construction. But last year this rather bureaucratic arrangement was revised so that land is now provided to the Authority as a free contribution to the housing programme. The older, Group 'B' estates are still running at a heavy deficit, but the aim in the

newer estates is to recover costs.

Back in 1954 there could of course be no question of the Government even beginning to cover the cost of constructing housing estates. Rentals had to be set at a level the occupants could afford. Sir Ronald Holmes described how this was done:

'Quite frankly, what we did initially was to decide what we thought the occupants could pay and rig the figures so that the answer came to about the same amount. What else could we do? You couldn't take a bunch of people who were mostly poor to begin with and who had probably lost all they owned in some fire and then say, "The land we're going to house you on is worth \$400 per square foot and the building costs are so much and we expect to get our money back in five years, so you can move in tomorrow as long as you pay \$125 a month". So we produced "notional figures", which is another way of saying we rigged the whole calculation!'

Only the Government was in a position to undertake the enormous task of providing decent housing for low income families who have always formed the bulk of the population. Traditionally, apart from building luxury housing for the rich, the private sector has concentrated on building tenement style housing in existing urban areas. But this trend has undergone a significant change in recent years, with the advent of large-scale private housing developments, of which Mei Foo Sun Chuen was the pioneer.

Mei Foo Investments Ltd., the company which planned and built the giant estate, is an affiliate of Mobil Oil. A Director of Mei Foo Investments, Robert Rodgers, explained how the scheme originated:

'The whole thing started around 1961/62, when Mobil realised that it would not need the whole of the oil terminal at Laichikok to service the Hong Kong market. The question was, how to realise the full potential of the land. The obvious answer was to develop it for housing.

'We started discussions with the Government to see how the idea would be received. At first there was no particular interest, but then around 1963, we found out that the Government was planning to build the Kwai Chung Expressway. The planned road would follow the old Laichikok Beach Road, making a dog-leg round the Mobil

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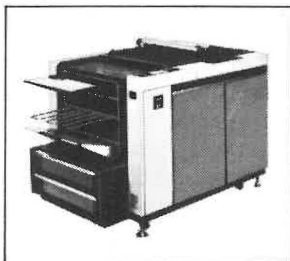


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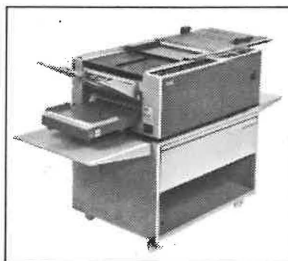
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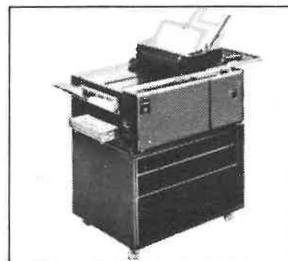
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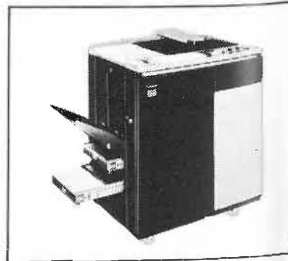
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property, whereas it would obviously have been much cheaper to cut right through the property. So we initiated discussions with the Government to see whether an arrangement could be made whereby they would straighten out the expressway and give us an alternative site for the terminal, allowing us to free the land for development.

'After more than two years of negotiation with the Government it was agreed to resite the oil terminal on Tsing Yi Island. It was not the original intention for Mobil to develop the land itself, but at that time it was difficult to find anyone who would give you the price for raw land. Then a well-known developer from the States visited the site and recommended that Mobil should undertake the development itself. On the basis of his recommendation we decided to go ahead.

'Mei Foo Investments Ltd. was formed in October 1965 and construction of the first stage began in November 1966.'

During the past 12 years Mei Foo Investments has provided housing for over 65,000 people in 99 twenty-storey blocks. The eighth and final stage of the project was completed recently and the first occupants are due to move in shortly. Less than one per cent of Mei Foo's 13,110 flats remains unsold.

The project has been a huge success, but in the early '60s it was regarded with some scepticism:

'Many developers and bankers believed that it was very risky for Mobil to take on this venture,' Mr. Rodgers said. 'This was not just sour grapes. Up to that time the most any developer could do was build one or two towers and nobody wanted to venture outside the downtown areas, where they could borrow the existing amenities in the surrounding area. But we were building a whole new community. What we didn't have in the way of amenities, we created. Now we have five schools, six kindergartens, all kinds of shops, restaurants, a cinema and recreational facilities. The only thing we cannot provide here is jobs.'

Table I
New Domestic Accommodation:
Forecast Completions for 1978/79

	1978	1979
Tenement Floors	3,960	2,610
Small Flats*	23,375	24,885
Medium Flats*	1,490	1,420
Large Flats*	535	285
Houses	1,150	1,040
Total Private	30,510	30,240
Public Housing	18,950	29,030
Total Public and Private	49,460	59,270

***Definition:**

Small Flat — independent premises, with properly partitioned living rooms and bedrooms and with separate kitchen and bathroom, having covered area not exceeding 1,000 square feet;

Medium Flat — as above, but with covered area of between 1,000 — 1,700 square feet;

Large Flat — as above, but with covered area of over 1,700 square feet.

Source: Property Review 1978, Rating & Valuation Department.

When the Mei Foo project began in 1965 tenement-style housing still accounted for about three-quarters of the private housing being built in Hong Kong. The demand for accommodation was such that there was no incentive on the part of the developer to build anything better. Anything he could build would be sold immediately and people would willingly pay \$10-20,000 for a roof over their heads. The average flat or cubicle had no floor, no interior wiring, no hot water plumbing and was unpainted. The purchaser had to spend several thousand dollars just to make the flat habitable.

Today, while old-style tenement housing is still being built, the trend is increasingly towards the provision of small, self-contained, fully-finished flats, ranging in size from about 400 to 1,000 square feet (see Table I). Anything larger than 1,000 square feet is beyond the means of all but a small section of the population.

Trend-setting

The all-round improvement in private-sector housing standards which has taken place during the past decade or so can be attributed in part to the trend-setting role played by Mei Foo Sun Chuen. Now there are several large-scale private housing developments — new "Mei Fools" — underway in various parts of Hong Kong, each of which aims to provide housing for tens of thousands of people in a self-contained community, complete with schools, restaurants, shops and recreational facilities.

The largest of these new developments is Taikoo Shing, being built by Swire Properties on the former site of the Taikoo Dockyard at Quarry Bay. Taikoo Shing, which will eventually occupy an even larger area than Mei Foo Sun Chuen, has a target population of about 45,000 and is scheduled for completion by 1982.

Plans for Taikoo Shing were first formulated in 1971 when it was decided to redevelop Taikoo Dockyard and other neighbouring properties. Work on the first blocks started in October 1974 and the project is now more than one third completed. The total development comprises about 10 million square feet, plus a further three million square feet of commercial development.

In recent years the market price of flats has rocketed, reflecting the increase in land and construction costs and

Table II
Major Private Sector Developments

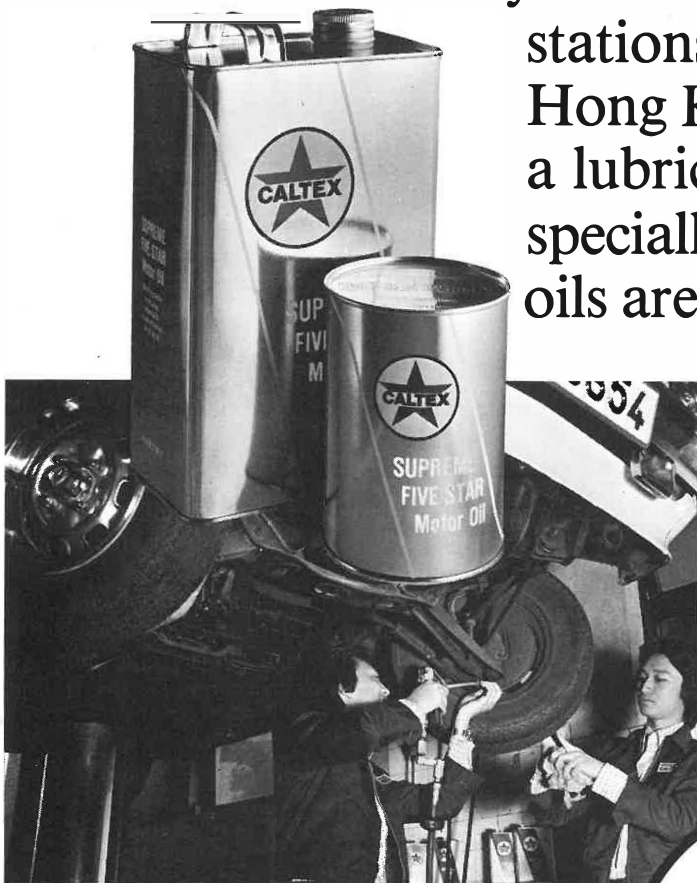
Project	Developer	Area (Acres)	No. of flats	Target Pop.	Date of Completion
Mei Foo Sun Chuen	Mei Foo Investments	48	13,110	70,000	1978
Taikoo Shing	Swire Properties	53	10,000	45,000	1982
Telford Gardens	MTR	25	5,000	25,000	1981
Tsuen Wan MTR Depot	MTR	15	4,000	20,000	1983
Chi Fu Fa Yuen	Hong Kong Land	17.5	4,328	20,000	1982
Aberdeen Centre	Hutchison Properties	7.5	3,000	15,000	1980

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the continuing strong demand for housing. The first small flats at Mei Foo Sun Chuen, built nearly 12 years ago, were sold for \$30,000. Today the same flats are valued at more than \$200,000. At Taikoo Shing a flat which only 2½ years ago was selling for \$220 per square foot would now cost at least \$380 per square foot.

The Managing Director of Swire Properties, Mr. F.A. Fosler, explained the reason for the large jump in prices:

'Every time we go into the market we do a detailed study. We look at the areas nearby and also go further afield and look at other developments. We analyse them and we sell to the market. It is the market rather than construction costs, that determines the prices we can achieve. The increase in prices reflects the estate's popularity.'

Speculation has also added fuel to the fires of inflation in the property market. Since flats are often sold 12 months or more in advance of completion, ownership can change hands a number of times before the flats are even ready for occupation. The speculator moves in at the first stage, pays the initial deposit and then normally sells out (for a substantial profit) before he has to pay the balance. The person who actually takes up the assignment may live in the flat himself, or he may, in turn, lease it out.

According to Mr. Fosler, in the case of Taikoo Shing, roughly 40 per cent of the people who enter into an initial agreement are speculators (although they would probably prefer to be called 'investors!'), while most of the remaining 60 per cent are people who genuinely wish to take up the assignment and occupy the premises themselves.

The Government has said it has no powers to control such speculation, which it claims, reflects the imbalance between supply and demand.

Security

The booming demand for flats, particularly small units, reflects Hong Kong's general economic prosperity, coupled with a strong desire on the part of every Hong Kong household to own property. Ownership of a flat provides a degree of financial security, which is particularly important in a society where social security benefits are minimal and where pensions are only provided to those who have reached the age of 75. At the same time the strong demand reflects confidence in the future of Hong Kong. And in a broader, sociological sense, home ownership helps to provide a sense of community belonging, obviously a healthy phenomenon.

However home ownership has hitherto remained an impossible dream for a large section of the community. With Government unable to provide sufficient public housing to meet the demand it has had to limit eligibility to families earning less than a certain amount (the current ceiling ranges from \$2,000 to \$2,850, depending on the size of the family). The result is that a whole stratum of society — what might be termed the lower middle class — is excluded from public housing on the one hand and yet on the other, cannot afford to purchase a flat.

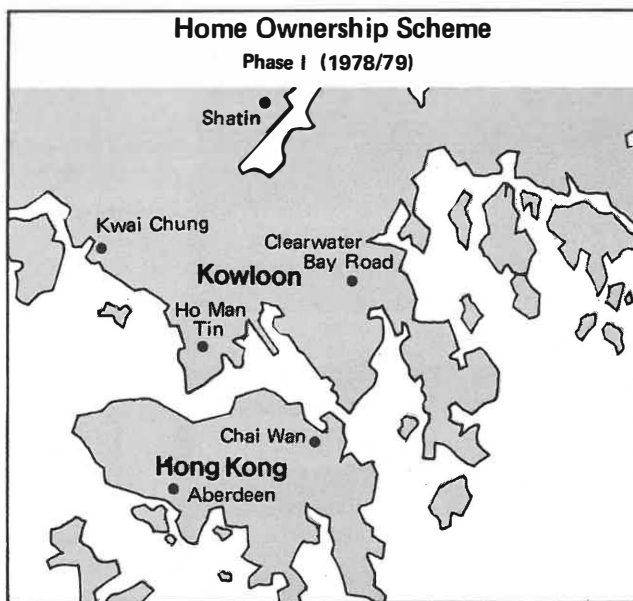
While families in subsidised public housing generally pay no more than 10-15 per cent of their income in rent, those living in private sector accommodation — who may be earning only slightly more than families in public housing — pay the full market rental, which may be one third or even half their income.

Not surprisingly, a survey carried out by the Housing Department a couple of years ago showed that families in public housing had a much greater disposable income than families with an equivalent income living in private sector accommodation.

It was to cater for this stratum, and also to encourage comparatively well-off families still living in public housing to move out and make way for more deserving families, that the Government devised its Home Ownership Scheme. There had been frequent calls for such a scheme over the years, but as with many policy changes, it took the Government a long time to finally make up its mind.

The scheme was announced by the Financial Secretary in the 1976 budget speech. The Government plans to build some 42,000 flats for 180,000 people over the next seven or eight years, to be sold on the easiest possible terms to households with a combined income not exceeding \$3,500 a month, or to any household living in public housing provided they agree to surrender their existing tenancies. The flats are to be designed, built and managed by the Housing Authority.

The scheme is divided into seven phases (see Table III) and work on the first phase is already well underway. All six estates in Phase I (at Oi Man, Shatin, Kwai Chung, Aberdeen, Chai Wan and Clearwater Bay Road) are due for



Year	No. of flats	Accommodation (No. of persons)
1979/80	8,400	37,500
1980/81	4,450	20,000
1981/82	5,100	22,800
1982/83	8,150	36,700
1983/84	5,500	24,800
1984/85	6,000	27,000
1985/86	4,500	20,300
TOTAL:	42,100	189,100

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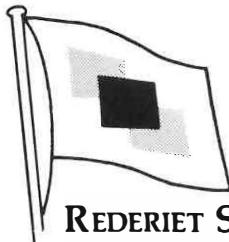
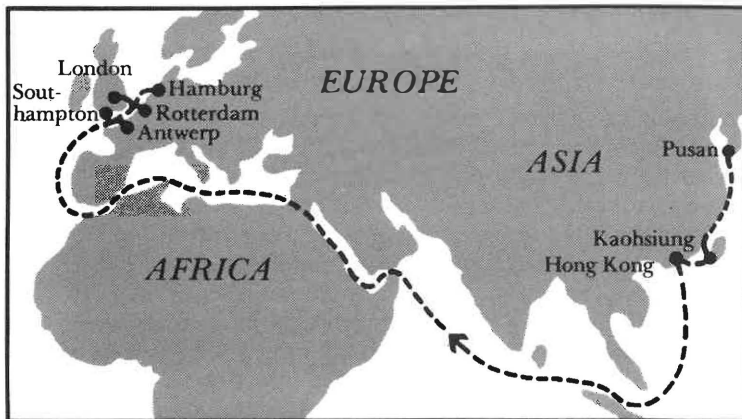
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The future Tuen Mun new town: 'Each of the new towns will have its own identity, with a town centre, a town hall and so on'.

completion towards the end of next year. More than 35,000 applications were received for the 8,373 flats available in these estates – a clear indication of the popularity of the scheme.

Private developers have expressed fears that the Home Ownership Scheme could affect the prices of flats obtainable on the open market. *The Bulletin* asked Donald Liao whether he thought these fears were justified:

'I suppose the scheme could have some effect in the long run, but at the moment it has just begun and is not large enough to have any impact. Next year the first phase of the scheme will produce 8,300 flats for sale. The private sector has some 30,000 flats in the pipeline for completion this year and another 30,000 next year. So the production of flats in the Home Ownership Scheme is only about one quarter of that in the private sector.

'Besides, we have a very strict rule about eligibility. We're catering for people who would not have been able to afford those 30,000 private sector flats anyway. So we're not competing with the private sector.'

Mr. Fosler of Swire Properties agreed that the scheme was unlikely to have a substantial effect in the short-term. But eventually, he said, anything which increases supply and has a fixed price below the open market price must have some effect.

Mr. Rodgers of Mei Foo Investments welcomed the scheme: 'It's a good thing,' he said. 'In fact we think the Government should have introduced the scheme earlier. Private developers cannot handle the demand. The Government must continue to play a major role in providing housing and the Home Ownership Scheme is the best way.'

Mr. Liao told *The Bulletin* that, depending on the success of the scheme, the Government may decide to adjust the proportion of home ownership flats in relation to rented accommodation. One possible way of expanding the scheme is through encouraging private developers to participate. Under the experimental Private Sector Participation Scheme the Government is offering sites to private developers by way of public tender. The tender documents specify a selling price of \$220 per square foot, as well as the size and standard of the flats. The Government will nominate the purchasers, ensuring that they satisfy all the eligibility rules. The sale of the flats is

guaranteed by the Government, so that although the profit involved is not large and the private developer certainly cannot make a 'killing', neither can he lose out.

Two sites have already been offered for tender to private developers, and it is planned to offer a third in October.

Public housing for sale

The Bulletin asked Mr. Liao whether, in addition to building flats for home ownership, the Government had ever considered the possibility of selling off existing rented accommodation:

'The bulk of public housing in existence is not suitable for sale, in that it is old and not up to standard. I suppose we could sell units in some of the newer estates, like Oi Man, but what's the point? Our aim is to increase housing stock by building new estates. There will always be a need for rented housing for people in the lower income groups and they are our main priority for housing.'

Future public housing development will be concentrated largely in the New Towns and market towns in the New Territories. Work is currently underway on 17 new housing estates, of which 12 are in the New Territories. Many more estates are at the initial stages of planning. These estates will offer a standard of life far superior to that obtainable in the older urban areas.

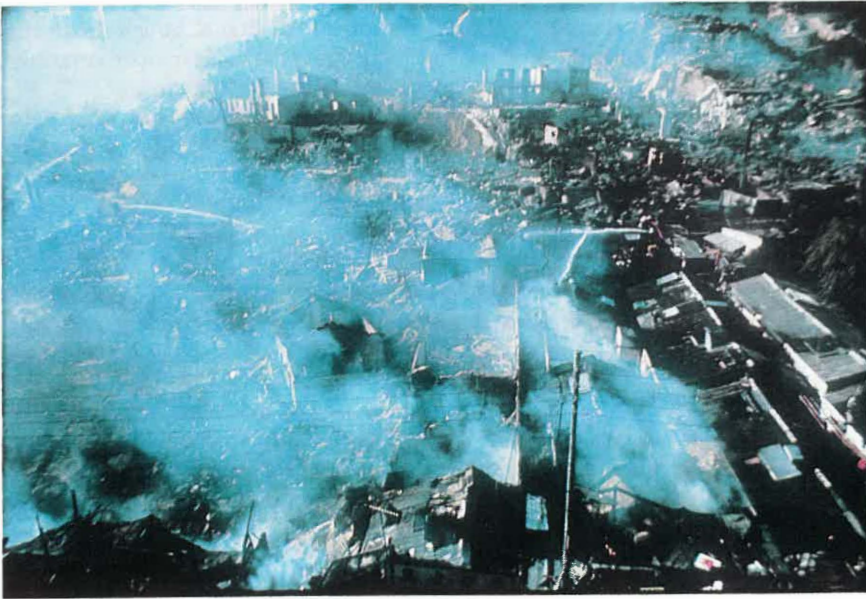
'What we are providing in the new estates today will, I hope, still be acceptable for many years to come', Donald Liao said. 'I remember when we designed Wah Fu estate back in 1962 and we decided to include a restaurant, people said "why on earth include a restaurant in a public housing estate"? We couldn't find anyone to run it for several months. But now we're building an extension.

'Each of the new towns will have its own identity, with a town centre, a town hall and so on. I believe that in time to come people living in Shatin and elsewhere will be forming their own football teams, identifying themselves with their own blazer and that sort of thing. This kind of community spirit took some time to establish in the British new towns. But in Hong Kong things happen much quicker.

'Not just the new towns, but the estates within the towns – each will have its own identity. In the old days they were all the same. Rows and rows of uninteresting blocks, all looking alike. All it requires to provide a sense of identity is a bit of extra thinking and extra care, not necessarily any extra money.'

Hong Kong has undergone far-reaching social and economic changes during the past quarter century. Perhaps the most important change of all has been the shift from what in the early 1950s was essentially a refugee community, a community with immense social problems and few of the means to solve them, to one of considerable affluence where the majority of people were born here and have a strong sense of belonging. This sense of identity is manifested in a number of ways, not the least of which is a growing concern for the environment and the quality of life.

This is not to say that Hong Kong has solved all its social problems. There is still an unacceptably large number of people living in squatter huts, old tenement buildings, roof tops and other types of sub-standard dwelling and this problem will remain for some time to come. But we can at least see the light at the end of the tunnel.



HOMES FOR MILLIONS



- a) Squatter fires like these were common in the early 1950s. The Great Fire of 1953, made more than 60,000 people homeless and led to the Government's public housing programme.
- b) The first estates were crude and rudimentary — a rapid response to the housing crisis.
- c) Hong Kong Land's Chi Fu Fa Yuen, currently under construction.
- d) The new estates, like Oi Man shown here, are self-contained and include kindergartens, restaurants and recreational facilities.
- e) Model of one of the Government's Home Ownership Scheme (HOS) flats in Tin Shui Wai.
- f) The MTR Depot at Kowloon Bay under construction. 41 tower blocks to be built above the depot.
- g) Modern living at Mei Foo Sun Chuen, home for 65,000 people.
- h) Panorama of Shatin shows the site for a new Home Ownership Scheme (HOS) with Lek Yuen and Wo Che public housing estates below.





a	b	c
d		e
f	g	h

1950's. The Shek Kip Mei fire, on Christmas
 and marked the beginning of the Govern-

ment response to an emergency situation.
 construction at Pokfulam.

self-contained communities with shops, schools,

Public Housing Scheme estates now being built at Ho Man

area. More than 25,000 people will be housed in

the new housing.

Ownership Scheme estate in the foreground,
 and the new housing in the background.





The Electronics Industry — Current Problems, Future Trends

Electronics is Hong Kong's second largest export earner and manufacturing employer.

It is the industry with the fastest growth rate and the greatest growth potential.

WITH the future looking increasingly difficult for Hong Kong's textile producers, it is gratifying that the outlook for another of our major industries — electronics — is encouraging. During the past five years Hong Kong's exports of electronics products have almost doubled, going from \$2.3 thousand million in 1973 to \$4.3 thousand million in 1977. Last year the industry accounted for 12.2 per cent of Hong Kong's domestic exports and 9.3 per cent of the total manufacturing workforce.

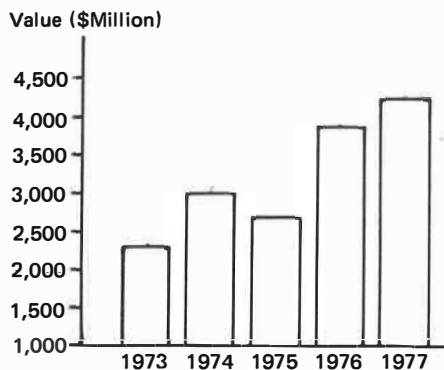
With a growth rate that has averaged 22 per cent per annum for the past

five years, electronics is currently the fastest growing of Hong Kong's major industries. Continued growth of between 15 and 20 per cent is forecast for 1978. And if it were not for the serious labour shortage which is currently affecting most Hong Kong industries, the figure would be a good deal higher.

The range of products produced by the industry is as potentially large as the application of the science of electronics. The rate at which new technology and new products are introduced is unparalleled by any other industry. It is only a slight ex-

aggeration to say that what is revolutionary this year might be commonplace next year and obsolete the year after. It is an industry where success belongs to those who are able rapidly to translate new ideas into new products. It is also an industry which is labour rather than land-intensive, is generally non-polluting and can be housed without too much difficulty in multi-storey factory buildings. In short, the electronics industry is highly suited to the Hong Kong manufacturing environment. It does, however, call for intensive investment in technology and R & D.

Table 1
The Electronics Industry:
Export growth 1973-77



Before the 1960s Hong Kong had little in the way of an electronics industry, although we had a substantial industry producing electrical goods and appliances. Some of the larger manufacturers in this field managed to make the transition to electronics, but for the most part the electronics industry was built up in Hong Kong through foreign, particularly US, investment and expertise.

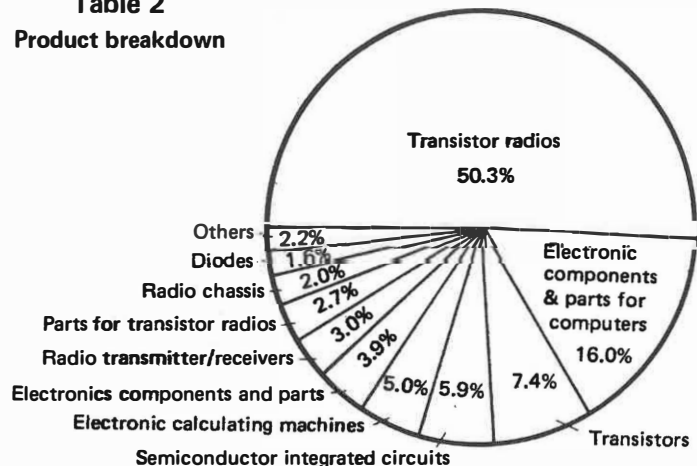
Well-known

Today the electronics industry accounts for 26 per cent of total overseas investment in Hong Kong and nearly half of American investment. There are 69 electronics factories – 39 of them American – which are either joint ventures or wholly-owned subsidiaries of overseas companies (Table 3). They include some well-known names like Fairchild, ITT, Philips, Sanyo and Ampex-Ferrotec.

The electronics industry can be divided into two categories: firstly, the assembly of finished goods such as transistor radios, cassette recorders, calculators, amplifiers, receivers and so on – accounting for some 63 per cent of total electronics exports; and secondly, the manufacture of parts and components – which contributes 37 per cent of the industry's export earnings.

In order to export, the electronics industry has to import heavily. Last year more than \$2,000 million worth of raw materials and semi-manufactures used in the industry were imported, mainly from the United States, Japan, Taiwan and other neighbouring countries. The industry therefore finds itself highly prone to fluctuations in the value of the US dollar, the Japanese Yen and other currencies. Hong

Table 2
Product breakdown



Kong needs to develop a more integrated production system whereby parts and components are produced locally.

For several years now Hong Kong has been the world's number one exporter of transistor radios and this sector of the industry continues to account for about 50 per cent of total electronics exports, in value terms. Last year sales of transistor radios increased by a comfortable seven per cent and during the first four months of this year registered a further 19 per cent increase. The US remains Hong Kong's leading market for transistor radios, but smaller markets such as Panama, Venezuela, Malaysia and some of the Arab countries have shown strong growth in recent years.

But the up-and-coming export earner would appear to be computer parts, which last year enjoyed a

growth rate of 46 per cent and during the first third of 1978 registered a further increase of 27 per cent. The manufacture of computer parts accounts for some 16 per cent of the industry's output. This sector of the industry is dominated by American firms and, not surprisingly, more than 80 per cent of Hong Kong's exports of computer parts last year were destined for the United States, with the remainder going to countries in Western Europe.

Decline

On the other hand, sales of electronic calculators, which had already begun to slow down in 1976, showed a substantial decline in 1977, partly as a result of falling export prices (the export price of an average pocket calculator last year was only \$30, down from \$230 in 1973), but mainly because of market saturation and fierce competition from neighbouring producers.

Other products of the electronics industry currently enjoying a healthy rate of growth are: transistors (exports up by 18 per cent last year), cassette recorders (exports up 39 per cent), electrical measuring and controlling apparatus – mainly smoke detectors (up 446 per cent), microphones, loudspeakers and amplifiers (+57 per cent), radio chassis (+86 per cent) and electronic flash units (+48 per cent).

Due to the way in which Hong Kong's exports are classified, there are some products whose export value cannot be precisely determined, but which have enjoyed spectacular growth in recent years. These include, notably, electronic watches and clocks, TV games and other kinds of electronic toys. The fact that exports

Table 3
Overseas Participation in
Hong Kong's Electronics Industry
(Dec. 1977)

Country	No. of Establishments*
USA	39
Japan	14
Britain	3
Netherlands	2
Singapore	2
Thailand	2
Australia	1
Switzerland	1
German F.R.	1
Taiwan	1
Indonesia	1
Iran	1
Others	1
TOTAL	69

(Total Investment = \$516 million)

*Including joint-ventures with local companies

of all kinds of watches grew by 81 per cent in 1976, 57 per cent in 1977 and by a further 73 per cent during the first four months of this year gives some indication of the popularity of Hong Kong-made electronic watches.

Despite the industry's success — perhaps as a result of its success — it is not without its share of woes. Chief among these is a shortage of workers, a shortage which is felt at all levels of production.

At the end of 1977 the electronics industry employed 70,998 workers, slightly fewer than the level recorded a year earlier, despite the fact that overall output increased substantially during 1977. The number of vacancies reported in the industry at the end of last year was 3,379, or just under 10 per cent of total reported vacancies in manufacturing industries.

In an attempt to attract more workers the industry has increased wages by up to 20 per cent during the past six months. But at the same time it has continued to introduce new forms of automation and semi-automation to save on the need for additional labour.

Prospects bright

The Chamber's Electronics Committee recently met to discuss some of the problems facing the industry. While agreeing that overall prospects are bright and that Hong Kong remains an attractive location for overseas electronics companies interested in expanding their production in this part of the world, members expressed



Chairman of the Chamber's Electronics Committee, Allen Lee.



The electronics industry faces a serious labour shortage.

concern about the labour shortage and resulting increases in labour costs. One member revealed that his company — a leading multi-national producer — was planning to expand production in South East Asia, but was seriously concerned about the difficulty of obtaining workers in Hong Kong.

The Chairman of the committee, Allan Lee of Ampex Ferrotec, complained that the Mass Transit Railway had been recruiting large numbers of technical personnel from the industry and offering wages with which manufacturers could not possibly hope to compete. As the MTR develops its engineering capability in preparation for the operation of the railway in a year's time, more and more experienced people are likely to be drawn from existing manufacturing industries, particularly electronics. Other members of the committee confirmed that their companies had experienced a similar problem.

High wages

Unfortunately there is little that can be done to solve this problem, since the MTR is able to offer salaries 30 to 50 per cent above those in the private sector, although in the long run existing training systems will probably make up the short-fall.

The committee also drew attention to certain Hong Kong labour laws which severely affect the industry's production capacity. One of these is the law pertaining to night work for female workers — who make up approximately three-quarters of the industry's workforce. Members felt that the regulation concerning night work for women could be modified in the light of the major changes that

have occurred in social development and labour protection in recent years.

The industry would also like to see some modification in the system whereby overtime is allocated to workers. Overtime is currently assessed on the basis of 200 hours per year for each factory rather than 200 hours for each worker. This creates difficulties for larger factories. As committee members pointed out, when a factory has invested heavily in automation it wants to be able to use the new equipment to the maximum extent possible. The committee believed that the system in use in other countries of allocating overtime against the performance of each individual worker would be appropriate in Hong Kong and could, without too much difficulty, be administered by the Labour Department.

Representation

The Chamber has approached the Labour Department on a number of occasions in recent years on these two matters and will shortly be making a further representation.

Hong Kong electronics manufacturers are facing growing competition from neighbouring countries like South Korea, Taiwan and Singapore. We are still some way ahead of these countries in terms of technical capability, production standards and quality of design and for the time being at least have nothing to fear. But competition will become increasingly keen and the industry will have to diversify into technologically more sophisticated products. This means a greater input of qualified technicians and skilled workers, better testing facilities and an increasing level of automation.



The In-Tray

*News, Events, Information
From Within and Around
The Chamber*

Chamber News

New Members

Twenty-one companies joined the Chamber during June 1978. They are:
 Accurate Electronics Industry Ltd.
 Albavant (HK) Ltd.
 Asian Goods Agencia Ltd.
 Associated Technical Services Limited
 Automotive Parts Sourcing Co. Ltd.
 BP Oil Hong Kong Limited
 Continental Jewellery (Mfg.) Ltd.
 Cycle Industrial Co.
 Debenhams (Far East) Ltd.
 Enterprise International
 Freeway Company Limited
 Hip Lee Hing Kee Realty Ltd.
 H. Hirai International (H.K.) Ltd.
 Keytech Ltd.
 Kwong Lee Company

Larami Company Ltd.
 Laws Fashion Knitters Ltd.
 Murjani Brothers
 Osco Limited
 Shiu Cheong Plastics Fty. Ltd.
 Wimpex Electronics Company

Committee Appointments

Elmer Tsu of the Island Dyeing & Printing Co., Ltd. has been appointed to the Industrial Affairs Committee. This follows his recent appointment as Chairman of the Textiles Committee.

D.L. Fowler of the Hongkong & Shanghai Bank and Michael Poon of Nedlloyd (HK) Ltd. have been appointed to the Central and South America Area Committee.

Peter Higgins of United States Lines Inc., J. Forrest of Lykes Lines Agency Inc. and Philip Lai of Majestic Textiles Manufacturing Co., Ltd. have

been appointed to the North America Area Committee.

The Chamber's Chairman, Nigel Rigg, and Vice-Chairman, David Newbigging, have been appointed, *ex-officio*, to the Board of Trustees of the Special Relief Fund, the Chamber's charitable fund established in 1968 to award compensation to members of the disciplined forces injured whilst on duty.

Miss Hong Kong at the Chamber

Miss Hong Kong, Winnie Chan, paid a familiarisation visit to the Chamber on June 27th shortly before leaving for Mexico to take part in the Miss Universe Pageant.

Government Social Welfare Policies

The Deputy Director of the Social Welfare Department, J. Sweetman, attended a meeting of the Chamber's Council on June 19th to brief members on the Government's social welfare policies and programme.

Courses

MBA in International Trade

The Business Administration Division of Laredo State University, Texas, is offering a new graduate degree programme in International Trade. The course can be completed in 11 months by persons with bachelor degrees in any field. The programme is suited to persons with interest and/or background knowledge of international relations, travel, foreign



Left to right: Mrs Kathleen Chow, Assistant Staff Manager, TVB; Miss Hong Kong, Winnie Chan; Michael Parker, the Chamber's Assistant Manager, Press and Publicity; and Jimmy McGregor, Director.

languages, area studies, business and government.

Laredo State University is a state-supported, co-educational institution founded in 1970. In addition to the MBA in International Trade, it offers bachelor degrees in Arts, Criminal Justice, Elementary Education, Secondary Education and Business Administration and masters degrees in Education and Business Administration.

For further details and application forms contact the Division of Business Administration, Laredo State University, West End of Washington Street, Laredo, Texas, TX 78040, USA.

Chinese Language Courses

The Language Centre of the University of Hong Kong offers full-time and part-time courses in spoken and written Chinese, leading to the internationally recognised Certificate in Chinese Language. Courses are in either Mandarin or Cantonese and provide a general grounding in the language, as well as allowing for a degree of specialisation. No prior knowledge of Chinese is required.

The Language Centre is among the best equipped in Asia, with two sophisticated teaching laboratories and

a fully automatic practice laboratory. The University Library possesses one of the best collections of Chinese printed materials in the world.

Tuition fees are \$7,000 per annum for the full-time course and \$3,500 p.a. for the part-time course.

Further information is available from the Language Centre, University of Hong Kong.

Bits & Pieces

Hong Kong Foundry Industry

The Hong Kong Productivity Centre has decided to publish the findings of its review of the local foundry industry which was completed in March this year. The study was carried out to try to assess the present and potential market for castings in Hong Kong and to ascertain to what extent local foundry and casting facilities are capable of satisfying market demand. It is hoped that the results of the study will provide management with data for improving the foundry and casting industry and thereby enable the foundry industry to play a more important role in widening Hong Kong's base for precision engineering industries.

The review is obtainable from the Hong Kong Productivity Centre, 20/F., Sincere Building, 173 Des Voeux Road, Central and costs \$200 per copy.

Accountancy Statements and Guidelines

The Hong Kong Society of Accountants has introduced a subscription system for the Society's Statements and Guidelines. Any person interested in acquiring these can approach the Society's Registry at 10th Floor, Leeloong Building, 4 Queen Victoria Street, Hong Kong and purchase an initial set for \$5 per copy. The folder that goes with the Statements and Guidelines is also available for \$12 per copy. Future Statements and Guidelines will thereafter be sent to the subscriber for an annual subscription of \$80.

Typical subjects covered include: profit forecasts in prospectuses, group accounts in the form of consolidated accounts, statements of standard accounting practice, general principles of auditing, engagement letters and internal control.

The folder containing all the Statements and Guidelines issued by the Society is also available for perusal in the Chamber's library.

Have You Ordered Your 1979 Hong Kong Diary Yet?

The Chamber is now taking orders for the 1979 Hong Kong Diary. An unqualified success since its introduction in 1973, the Chamber's Hong Kong Diary is produced specifically for Hong Kong businessmen and overseas executives doing business with Hong Kong.

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The Chamber Worldwide

Good results for Latin America group

Firm orders amounting to more than \$6 million were received by members of the Chamber business group which visited Central and South America during June. Additional business amounting to more than \$6 million is still under negotiation.

The group visited Colon, Panama City, Caracas, Margarita and Curacao between 10 – 30 June and held product exhibitions in each of these cities, which were well-attended by local buyers. The group was led by Ernest Leong, Manager in the Trade Division, and accompanied by

Alexander Au, an executive in the Industry Division.

A full report on the group's visit will be included in next month's edition of *The Bulletin*.

US Investment mission makes positive contacts

The Hong Kong industrial investment promotion mission organised by the Chamber and the Trade, Industry & Customs Department and led by the Chamber's representative in the United States, Herb Minich, has completed a programme of visits to senior executives of industrial companies in the north eastern United

States.

The Chamber/DTIC team toured extensively in the north-eastern states of New York, New Jersey, Pennsylvania, Connecticut, Massachusetts, Ohio and Michigan. Of the 41 companies visited, 40 per cent were engaged in the manufacture of industrial equipment, 30 per cent in electrical and electronic products and the remainder in the medical and consumer/household industries.

According to Mr Minich, the group received an excellent reception. He said there was a growing awareness in the US of market potential and investment opportunities in the Far East. Of the companies visited, he said 31 expressed an interest in either establishing a wholly-owned manufacturing subsidiary in Hong Kong, or in entering into a joint venture or a licensing arrangement with a local firm. Twelve of the firms were considered to represent a good potential for some form of manufacturing in Hong Kong within the next five years.

Mr Minich also said that many companies in the US were interested in utilizing the talents and expertise of Hong Kong firms in developing trade contacts with the People's Republic of China.

The mission was the fourth in a series of industrial promotion missions to the USA organised by the Chamber in conjunction with the DTIC. Herb Minich was accompanied by Sidney Fung, an executive in the Chamber's Industry Division, and Paulus Chan, Project Officer at DTIC.

(Continued on next page)



Group Manager, Ernest Leong (centre), with the President of the Panama Chamber of Commerce, Jose Diaz Seixas, and Mission delegate, Charles Chan.

Countdown to Berlin

Thirty six firms have confirmed their interest in joining the Hong Kong delegation to the 16th Overseas Import Fair "Partners for Progress", which will be held in Berlin from 30th August to 3rd September. The firms will exhibit a wide cross-section of Hong Kong products. W.S. Chan, Manager in the Trade Division, will accompany the delegation and look after the Hong Kong stand at the fair.

The Chamber is the Honorary Representative of the Berlin Fair Authorities in Hong Kong. Participation is sponsored by the Consul-General of the Federal Republic of Germany.

Briefing on France

M. Bernard Francois, the Deputy French Trade Commissioner in Hong Kong, attended a recent meeting of the West Europe Area Committee to brief members on trade relations between Hong Kong and France, and recent economic measures adopted by the French Government.

He said the French Government had recently introduced a number of measures aimed at improving the long-term economic situation and opening the economy to competition both at home and abroad. These measures included a progressive termination of price controls; an end to financial

assistance for inefficient companies — so-called 'lame ducks'; controls on 'unfair competition' aimed at avoiding monopolistic situations; stimulating investment in shares and bonds; improving the position of certain key industries — notably the mechanical engineering, automotive, aeronautical and electrical industries; further promotion and analysis of international opportunities for French companies and products; and the encouragement of subcontracting of production outside France in order to lower production costs.

M. Francois said that as a result of these measures the economic outlook was fairly optimistic. The growth rate for 1978 should reach 4.5 per cent — the highest in Europe. Production was beginning to rise and stocks were falling. Slight improvements were evident in the employment situation, purchasing power and domestic consumption.

Turning to Hong Kong's trade with France, M. Francois said that Hong Kong exports had increased by 82 per cent in 1976 and 28 per cent last year, while Hong Kong's imports from France had registered growth of 32 per cent in 1976 and 23 per cent last year. He believed that the recent establishment of a Hong Kong Trade Development Council office in Paris and the constant flow of French trade missions to Hong Kong had resulted in an improvement in communications between the two territories. To further

develop the French market he suggested that Hong Kong exporters should endeavour to acquire a better understanding of the characteristics of the market. For example, he said that the traditional shopkeeper was still very important in France, accounting for about half of total retail business. At the same time, the French were very demanding when it comes to quality and durability.

He believed that there were possibilities for sub-contracting and joint venture arrangements between France and Hong Kong. Many forms of joint venture were possible, ranging from the purchase of licences and technology to direct capital investment by French companies. He offered the assistance of the French Trade Commission in Hong Kong to any local manufacturer interested in any form of joint venture with French companies.

Proposed Business Group to Africa

The Africa Area Committee has proposed the organisation of a Chamber business group to Nigeria, Kenya and Tanzania next year, following the highly successful mission to Africa carried out earlier this year, when orders worth more than \$50 million were received. It would be the first time a Hong Kong business group has visited Tanzania.

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還有雪櫃、洗衣機、彩色電視機、汽車……”

記得於一九五四年，一位政府朋友曾帶本人視察過北九龍木屋區。當時，這些朋友剛獲調派到新設立的徙置事務處工作，（何禮文爵士乃徙置事務處首任處長），他對這個政府部門所肩負的重任極之熱心。在其後的數年間，他一直在迫切及重大社會壓力情況下，以忘我無私的態度獻身工作。他希望本人體會到徙置事務處工作之努力，從而改善本港的居住環境。

正如本人在前數期「工商月刊」指出：當時成千上萬的人的惡劣居住環境實令本人感到震驚，而短期而言，亦難謀求妥善的解決辦法。有一次，本人曾視察過河牀泥沼邊掘建的一個地窖。在這地窖內住着一家難民，其中有些是小孩。那裏潮濕，簡陋及危險的環境，足以見出當時來港移民的極度貧困。五十年代的人類悲慘生活竟沒有人載導過，香港政府及社會所面臨的問題是何等重大！

本期「工商月刊」撰有專文談論此問題，並詳述政府對此問題的關注及實際採取的行動，社會人士方面的反應及努力。一項有建樹及富挑戰性的廣建住屋計劃，乃亞洲區有史以來最龐大的建屋計劃。過去二十年間，建屋計劃有驚人的進展，而人類及社會方面的發展更是突飛猛進，尤其對那些目睹奇蹟開始的人來說，這情況更為顯著。雖然，香港一直面臨着驚人的住屋問題，而港府在處理方面不時會犯嚴重錯誤，幸而港府因獲私人團體提供最佳顧問服務，住屋環境已大為改善。同時，相關的社會基礎結構（如教育、運輸、通訊等設施）亦有變革。其變遷之大更使外國來客無從領會昔日的景象。

有時，在未對現時狀況提出抗議之前，回顧一下昔日的境況亦是一件好事。我們必須繼續努力發展香港社會及經濟。為着達致此一目標，我們必須保留批評，要求更多及更佳事物的權利。然而，就致力改善住屋問題而言，我們不應忘記：政府在計劃為全港市民提供住屋及部份市民獲置樓宇方面，經已大步邁進，創下輝煌紀錄。這都是驚人的成績。





本港數百萬人的住屋

香港在過去廿五年間有巨大進展，
而公共及私人樓宇的居住水準大為改善，
乃香港社會發展的最佳反映。

一九五四年以前，香港政府只為政府公務員建造永久性住宅。當時，只有少部份富裕的香港人有資格入住如半山區、淺水灣及九龍塘區的高尚住宅樓宇，而極大部份的香港人則只能入住擠迫的分租樓宇或簡陋的木屋。

在中國革命及內戰的末期，有成千上萬的難民湧來香港，港府的初步反應乃希望局勢穩定後，這批難民大多數會返回中國。但事實上，只有少數難民返國，而絕大部份都留住下來。其後，在五十年代初，由於中國共產黨開始實施土地改革計劃，大陸人民遂繼續湧來香港。

一九四五至五〇年間，香港人口由六十萬人猛增至二百萬人以上。雖然，人口增加部份乃因日本侵略時期逃離本港居民歸來所致，但外來的難民却佔了大部份，他們抵港之時大多身無長物。由於流離失所，他們只有用木板、硬紙板或其他可供使用的材料，在市區山邊及空地蓋建棲身之所。

去年，「工商月刊」曾訪問過首任徙置事務處長何禮文爵士，（剛在他退休離港之前）。他對五十年代初的住屋情況有以下的概述：

「大多數可供使用的土地都擠滿了非法蓋建的小木屋。閣下如觀看一幅攝於當時的照片，閣下便可明瞭情況。我保證港府當時絕不知道木屋數目會接近五十萬間之多。」

何禮文爵士表示：在一九五四年以前，香港政府並沒有具體的徙置政策。

「關鍵的轉變要到一九五三年底，石硤尾發生大火，無家可歸者達到空前紀錄。火災在誕節晚上開始，燃燒至翌晨，估計有六萬人的家舍付諸一炬——我認為實際人數還要多得多。幸而喪生者極少。」

「這場大火使港府深感當時所用的任何方法均無法解決居住難題。因此，一般認為唯一可能解決的辦法乃由港府建設公共樓宇。」

自此，港府即開始實行建屋計劃，

東南亞區內，或者甚至世界其他地區均無類似這樣規模的計劃，結果，港府成為了世界資本化社會中一個最大的地主。

香港政府於石硤尾火災後所作決定極為重要。雖然，參與該項計劃初期的人士沒有一個會意識到其深遠的影響，因為港府大致上亦未知後果如何，但該計劃對香港未來發展的確含着深遠的影響。正如何禮文爵士所說，沒有人對木屋的龐大數目有任何明確概念，當新屋邨落成時，新的一批難民又從邊境蜂湧而至。

徙置事務處乃於一九五四年四月成立，時至是年底，已有八座徙置屋在石硤尾災場落成。早期徙置屋皆為七層樓高，以H式設計，設備極簡陋，每層有公眾廁所及浴室，環境非常擠迫。

這些屋邨的居住環境當然未符理想。外國來客看見這般惡劣的居住環境，亦大為震驚。早期屋邨簡陋擠迫，反映出建興時的重大社會壓力。因此，質素

必須讓位給數量，此點一般並未為海外人士所瞭解。

自一九五四年迄今，港府已在香港、九龍及新界各區興建了六十六個屋邨。今日，港府已成為二百多萬人的業主，（佔全港人口百分之四十六）。港府現正繼續致力為較低收入家庭提供住所。時至一九八五年，入住公共屋邨的人數將增加一百五十萬人，全部公共屋邨居民人數幾佔香港總人口百分之七十。

直至一九七三年，公共屋宇只有兩類型，一類是徙置屋，由徙置事務處負責興建及管理，（現被列入B組屋邨）。另一類是廉租屋，由房屋委員會負責建設，該會乃於一九五四年成立的法定組織，（根據新分類，是被列入A組屋邨）。

時至六十年代，在設備方面，徙置事務處建設的屋宇與房屋委員會比較起來，實嫌落後。兩類型屋邨的差別從房屋委員會於一九六〇年初設計的華富邨（香港仔附近）可見一斑——華富邨乃一現代化屋邨，環境優美，屋邨內的附屬設備有商店，學校及餐廳酒樓（參閱「工商月刊」今期封面）——而其時，徙置事務處則仍在興建類似石硤尾屋邨的七層式樓宇。

一位私人地產商，在接受本刊訪問時表示：徙置事務處所建屋宇與房屋委員會早期興建的屋邨格式差異甚大，相信乃因兩者機構的基本組織不同所致：

「徙置事務處乃由一班熱心公益的業餘人士負責管理，他們並不注重專業機構的諮詢顧問，而房屋委員會則大量吸取私人專業機構的諮詢服務。」

說來或會有點苛刻，但無可置疑，自徙置事務處與房屋委員會合併後，公共樓宇的居住水準已大為改善。

新房屋委員會乃於一九七三年成立，委員大多數為非官守議員，因此，港府方面可直接向私人機構徵詢專業性意見。若干委員曾在舊房屋委會任職過，其中包括現任房屋署署長廖本懷——即華富邨的設計人。

現時的公共樓宇發展計劃僅為港府於一九七二年宣佈發展住宅十年大計的其中部份而已，該計劃旨在「徹底解決香港的居住問題」。本刊詢及廖氏有關該計劃的發展情況時，廖氏表示：

「十年住屋計劃乃一項持久的大計。每年，甚至每季，我們都要詳細檢討進展的情形。我們不斷研究未來數年的計劃發展，因為五年後的興建工程必須有一個固定的計劃。」

「任何為期十年的計劃都必然會遇

到阻礙，正如一九七四／七五年間，繼石油危機後產生的影響。我們大約損失了十五至十八個月的施工時間，但現時，我們已回復迅速發展的階段，明年落成的住宅單位肯字會創最高紀錄。」

「包括租賃及居者有其屋兩個計劃在內，我們預期由一九七九／八〇年起，每年約可興建四萬個住宅單位。在未來四五年間，我們若能維持此興建速率，本人相信：時至一九八五年左右，我們將可徹底解決居住問題。以落成的住字單位計，數目實際上可能超逾一九七二年計劃的水平。」

公共住屋一直得到政府或納稅人的龐大津貼。租戶只需支付低廉租金，相等於公開市場私人樓宇租值的一少部份。私人樓宇方面，地產商需繳付地價市價的全部款額，另加建築成本、貸款利息，然後始可指望在兩三年間獲利歸本。比對上言，公共樓宇租金乃按照建築成本計算——向發展貸款基金以低息借取資金興建，然後分四十年攤還——另加管理及修葺屋邨所需的經常開支。此外，亦需考慮屋邨的地點問題。以往，房屋委員會需向政府繳付土地溢價（相等於土地市價減地層成本的三分之一），另需繳建築貸款的五厘利息。但去年此官僚式的制度經獲修訂，房屋委員會獲港府免費撥地以供發展住屋計劃。較早期“B”組屋邨虧本仍甚龐大，但房委會旨在由新建屋邨收回成本。

早在一九五四年，港府當然還未能談及收回屋邨興建成本的問題，其時，屋租的規定乃盡量使住戶有能力負擔。何禮文爵士描述當年規定租金的情形：

「坦白講，我們當初只是設想他們能付得起多少租金！你不能對一羣無家可歸的貧苦災民說：『徙置屋的地價是每方呎四百元，建屋費又是若干，我們準備五年內收回成本。所以你們付一百二十五元月租，明天就可搬進去住！』於是我們匆匆定出了『象徵性租金』。換言之，整個計劃要靠政府巨額補助，其實如今整個住宅計劃也仍是如此。」

只有政府才能承擔這個重任，為低收入家庭提供基本住屋（佔了本港大部份人數）。傳統上言，私人地產商除為富裕家庭建設豪華住宅外，亦有在市區內集中建設分租式住宅樓宇。但近年來，此趨勢已有了重大的轉變，大規模的私人住屋發展計劃已經展開而美孚新邨乃本港首建的私人大型屋邨。

美孚新邨乃由美孚投資有限公司設計及承建，（美孚投資為無比石油的聯屬公司）。該公司董事羅傑斯先生解釋

此項計劃發軔的經過：

「整個計劃約在一九六一／二年開始，當時，無比公司發覺無需使用荔枝角石油載運站的全部面積，來為香港市場提供服務，因此，問題就是怎樣盡量利用這塊土地，答案很明顯是用來興建住屋。」

「我們與港府討論過此項計劃。最初，當局對此並無特別興趣，但稍後約在一九六三年間，我們得悉政府計劃興建葵涌高速公路。根據計劃所定，該新路將承接舊荔枝角灣道，亦即謂美孚地盤將被曲折彎路圍繞，另一方面，新路直接穿過美孚地盤的承建費顯然會較為廉宜。因此，我們與港府洽商可否將高速公路改直，並且另撥土地設置石油載運站，以准許我們使用該地建設樓宇。」

「經過兩年多的商議後，港府終於同意將石油載運站遷徙至青衣島。其時，美孚並無意自己發展該土地，但當時實難找到地產商出價收購。稍後，一位來自美國的著名地產商視察該幅土地後，即建議美孚應自己計劃發展。我們接納了他的建議。美孚投資有限公司乃於一九六五年十月成立，首期建築工程於一九六六年十一月開始。」

在過去十二年間，美孚投資已興建了九十九座二十層高的樓宇，為六萬五千多人提供了住屋。美孚新邨第八期及末期工程已於近期竣工，住戶將可於短期內入伙。目前，美孚一萬三千一百一十個居住單位中，尚未售出的不足百分之

一。

美孚計劃極之成功，但在六十年代初期，一般對此項計劃的成功却存有懷疑態度。

羅傑斯說：「很多地產商及銀行界人士認為美孚作此投資的風險甚大。當時，大多數地產商均無龐大建屋計劃，最多只是興建一兩幢樓宇而已，同時，一般更不會冒險在城市中心區以外建設住宅樓宇，因為市中心區內設備齊全，居民生活較為便利。然而，美孚新邨是一個全新的建屋計劃，我們沒有市區的設備，故此，只有自行創建。現時，我們已設有五間學校、六間幼稚園、各式商店、酒樓餐廳、一間戲院及其他康樂社區設備。我們唯一無法供應的是工作。」

於一九六五年美孚新邨開始興建時，分租式樓宇仍佔本港私人住宅樓宇的四分三比率。由於當時住屋需求殷切，使地產商無意興建質素較佳的住宅樓宇，不論是什麼樓宇，都被搶購一空，市民願意付出一兩萬元自置物業。當時一

表 1
一九七八 / 七九年落成之新住宅單位數目估計

分層樓宇	小型*單位	中型*單位	大型*單位	洋房	私人樓宇總數	公共樓宇	公共及私人樓宇總計	
1978	3,960	23,375	1,490	535	1,150	30,510	18,950	49,460
1979	2,610	24,885	1,420	285	1,040	30,240	29,030	59,270

*定義：

小型單位—獨立樓宇，內有客廳、睡房及浴室設備。樓面面積不超過一千方呎。

中型單位—設備同上，但樓面面積由一千至一千七百萬方呎不等。

大型單位—設備同上，但樓面面積在一千七百萬方呎以上。

資料來源：一九七八年物業回顧（差餉物業估價處）

般住宅單位都沒有鋪設地板、室內金屬線、熱水喉設備及粉漆。業主需耗用數千元裝修費，始可入住。

今日雖然仍有興建舊式的分租樓宇，但地產商已日益趨向於廣建小型、獨立設備及完全粉漆的住宅單位，面積由四百呎左右至一千呎（參閱表一）。面積大過一千呎的單位通常只有小部份較富裕的人士能負擔，一般都未能負擔。

過去十年間，私人住宅樓宇標準全面改善的其中原因乃美孚新邨為設計完善的住屋單位定下標準。現今，幾項大型私人屋邨發展計劃——新“美孚”——正在本港多處興建，其目的都在為成千上萬的市民提供獨立設備的住屋單位，附設學校、餐廳、商店及康樂社區設備。

太古城乃其中最大的新屋邨發展計劃，地點在鯉魚涌太古船塢舊址，由太古地產承建。太古城計劃全部完成後，規模將較美孚新邨更為龐大，預計入住人數約可達四萬五千人，全部計劃預期可於一九八二年完工。

太古城計劃乃於一九七一年開始定立，當時決定重建太古船塢及毗鄰的樓宇。首期樓宇於一九七四年十月開始施工，目前該計劃經已完成三分之一。全部發展面積約達一千萬方呎，另有三百萬方呎面積乃供發展商業樓宇。

近年來，樓價暴升，反映出土地及建築成本增加、住屋需求仍然堅穩。十二年前美孚首期單位的售價約為三萬元，但今日，同樣單位的售價卻逾二十萬元。兩年半前，太古城一個單位的售價僅為二百二十元每方呎，而今日，售價至少超逾三百八十元。

太古地產董事兼總經理霍士萊先生對本刊解釋樓價高漲的原因說：

「決定樓價的基本因素是市場的供求，而非建築成本。若然樓價上升，即顯示屋邨受到廣大歡迎。」

炒樓活動加劇了地產市場的高漲趨勢。由於樓宇單位通常在落成前一年就

開始預先發售，因此，在入伙前，業主可能已將單位轉售（或者甚至轉手多次）。投機份子首期只需繳付若干按金，而通常在未繳足樓價餘款之前，他就會將單位轉售（賺取龐大利潤）。實際辦理買樓契約的業主或會自己入住該單位，或轉租與他人。

據霍士萊先生指出：就太古城計劃而言，初期辦理買賣契約的買主中，約有百分之四十是投機份子，其餘百分之六十的人士則是真正有意買樓置業，入住該單位。

港府表示無權管制這種投機活動，並聲稱此乃供求失衡影響所致。

住宅單位（尤其小型單位）的需求激增，反映出香港經濟繁榮，及香港每個家庭都有意自置樓宇。成為有樓階級使人感到經濟上有所保障，這對社會保障福利有限的香港來說，尤為重要，（七十五歲老人才可領取撫恤金）。但同時，需求強勁亦反映出一般對香港的前景充滿信心。就較廣義的社會學觀點而言，購置樓宇亦有助於提供一種團體歸屬感，這顯然是一個良好現象。

迄今為止，成為有樓階級對大部份本港居民而言，仍是個不能實現的夢想。由於政府未能廣建足夠的公共屋宇，以應大眾需求，因此，只有規限申請入住公共屋宇家庭的資格（現今，每個有資格申請的家庭的最高月入規定為二千至二千八百五十元，視乎家庭人數的多少而定）。結果，整個中下入息階層人士都被排擠，無資格申請公共屋宇。而

另一方面，却無能力買樓置業。

入住獲津貼公共屋宇的家庭所繳付的屋租，通常僅佔月入的百分之十至十五左右，但入住私人樓宇的家庭——入息可能只較公共屋宇家庭略高一——却要繳付市值的全部租金，這可能相等於他們三分一的入息，或者甚至一半。

幾年前，房屋署進行一項調查報告顯示：入住公共屋宇家庭的可供使用入息，遠較同等收入而入住私人屋宇的家庭為大。

港府擬定「居者有其屋」計劃的目的亦旨在迎合這個階層人士的需求，鼓勵環境較富裕而依然入住公共屋宇的家庭遷出，讓那些需要入住的家庭有更大機會入住。多年來，各界人士曾屢次籲請港府實施此項計劃，但由於政策轉變繁多，政府經過長時間計劃周詳後，終於作出決定。

「居者有其屋計劃」乃於一九七六年在財政司預算演辭中宣佈。政府預計在未來七、八年間，興建四萬二千個住宅單位，供十八萬市民入住。凡每月總入息不超過三千五百元的家庭都有資格申請，此外，居住公共屋邨的家庭亦可申請，但他們須在遷入住宅單位時，將過去所住的公共房屋單位交還房屋委員會。此計劃的單位將由房屋委員會設計、興建及管理。

計劃分七期進行（參閱表三），第一期興建工程經已施工。第一期的六個屋邨（位於愛民、沙田、葵涌、香港仔、柴灣及清水灣道）預期將於明年底竣工。首期屋邨的單位數目約八千三百七十三個，而接獲的申請書則逾五萬五千份之多，由此可見此項計劃受到廣大歡迎。

地產商曾顧慮到「居者有其屋」計劃對一般樓價所可能造成的影響。本刊詢及房屋署署長廖本懷先生是否認為這種顧慮乃屬合理：

「長期言，此計劃可能會產生若干影響，但計劃在現時的初建階段，則不可能有任何影響。明年，第一期計劃落成的單位數目約八千三百個。私人地產商方面，本年內落成的住宅單位約三萬

表二：本港地產商之主要住屋發展計劃

發展計劃	地產公司	面積(畝)	單位數目	預計入住人數	落成日期
美孚新邨	美孚投資	48	13,110	70,000	1978
太古城	太古地產	53	10,000	45,000	1982
德福花園	地下鐵路	25	5,000	25,000	1981
荃灣車廠上蓋發展計劃	地下鐵路	15	4,000	20,000	1983
置富花園	置業	17.5	4,328	20,000	1982
香港仔中心	和記地產	7.5	3,000	15,000	1980

表三
居者有其屋計劃
住宅單位及入住人數估計數目

年度	單位大 約數目	大約入 住人數
1979 / 80	8,400	37,500
1980 / 81	4,450	20,000
1981 / 82	5,100	22,800
1982 / 83	8,150	36,700
1983 / 84	5,500	24,800
1984 / 85	6,000	27,000
1985 / 86	4,500	20,300
總數	42,100	189,000



個左右，明年落成的單位數目亦約為三萬個。因此，「居者有其屋」計劃提供的住宅單位數目，實際上僅為私人屋宇單位的四分之一左右。」

「況且，申請入住的資格規定亦甚嚴。我們旨在投合無力負擔私人屋宇單位家庭的需要。我們並無意與地產商競爭。」

太古地產霍士萊先生亦同意：短期言，「居者有其屋」計劃似乎不會有任何重大影响，但是，凡使市場供應增加而定價比市價低的，都必定會對全面價格產生若干影响。

美孚投資羅傑斯先生極之贊成此項計劃：「其實，港府早就應該施行此計劃，因為地產商無法適應需求。在提供住屋方面，港府應繼續擔任重要角色，而居者有其屋計劃就是最佳的方法。」

廖本懷先生向本刊透露：政府可能決定調整居屋計劃住宅單位與租賃單位之間的比率，但一切需視乎計劃能否成功而定。擴展居屋計劃的一個可行辦法是鼓勵私人地產商參與發展。根據地產商參與發展的試驗計劃，港府乃以公開招標方式承投建築商。招標文件中列明售價（每方呎二百二十元），單位面積及設備標準。港府將會指定買主，以確保他們符合被推選的條件。單位銷售獲港府保證，因此，雖然售樓利潤不會很大，但私人地產商亦不致蒙受損失。

目前，已有兩幅地盤公開招標，港府準備在十月份再撥出另一幅地盤公開招標。

「工商月刊」詢及廖本懷先生：除為「居者有其屋」計劃廣建住宅單位之外，政府可曾考慮將現有租賃的單位出售。廖先生答道：「由於現有公共屋邨較舊及設備不符標準關係，此等樓宇實不宜出售。我想房屋署或可考慮出售部份較近期興建的屋邨（如愛民），但這又有什麼作用呢？我們的目的是要擴建新屋邨，增加住宅單位。」

未來的公共樓宇發展計劃將集中在新界區新市鎮進行。現時，已有十七個新屋邨建設工程在進行中，其中有十二個位於新界區。還有很多新屋邨仍在初步計劃階段。這些屋邨將可提供較市區舊屋邨更優良的居住水準。

「每個新市鎮將有它們的獨特性，並會分別設有市中心及會堂。我相信屆時入住沙田及其他新市鎮的居民將組織他們的足球隊，自製球衣制服等。在英國新市鎮培養這種團結精神需時甚久，但香港方面，一般事物發展都較為快速。」

「不單只新市鎮，就連市鎮內的屋邨——亦將有他們的獨特性。過去，它們全部都是一模一樣，並列的一座座樓宇格式完全相同。其實，只需略加思考，照料就可建立起這樣獨特的形象，並無需要耗用額外的金錢。」

在過去二十五年當中，香港在社會及經濟方面，均經歷了龐大的進展。或者，其中最主要的進展乃由五十年代初的基本難民社會（當時面臨着嚴重社會問題及幾無解決的辦法）演變為一個頗富裕的社會，而且大部份居民都在香港出生，並有強烈的歸屬感。這種歸屬感可從多方面顯現出來——市民日益關注生活環境及水準乃其中一個例証。然而，這並不是說香港已解決了所有社會問題，事實上，目前仍有很多居民住在木屋，分租樓宇天台及其他不合規格的樓宇內。香港的住屋問題無疑仍需假以時日始能全面解決，但至少目前我們已見到一線曙光。

電子業之當前問題與未來趨勢

電子乃香港第二大出口收益工業及製造業僱主。
電子業亦為發展最快速及增長潛力最大的工業。

鑒於香港紡織製造商面臨的困境日益嚴重，香港另一行主要工業——電子業——前景樂觀尤令人感到喜悅。過去五年間，香港電子產品出口額增加幾乎一倍，由七三年之廿三億元，增至七七年之四十三億元。去年，電子業佔香港出口總值達百分之十二點二，同時，亦佔全港製造業工人總數的百分之九點三。

近五年來，電子業每年平均增長百分之廿二，現時，電子業已成為香港增長最快速的主要工業。一般預料一九七八年內，電子業會再度增長百分之十五至二十左右。若非因為技工嚴重短

缺，（此問題現正影响本港大多數的工業），增長率應會更高。

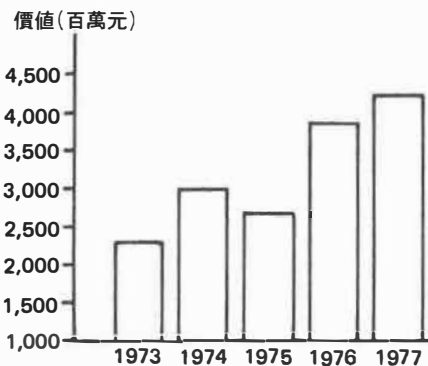
電子業產品種類繁多，包括電子科學應用的整個範圍。該工業推出新科技及產品的速度乃其他工業無與倫比的。電子產品時興的日子甚短，若說今年推出的新產品，時至明年已屬平凡，而後年則會變為老式過去，此言不算太誇張。如要在這個行業取得成功，就必須能夠迅速將新意念轉為新產品。同時，此行業乃勞力密集的工業（非土地密集），製造過程不會產生污染作用，因此，在多層工廠大廈開設工場亦不應會有大困難。總括而言，電子業極適合香港製造業的環境

，但仍需要加強科技及研究發展方面的投資。

在六十年代以前，本港的電氣工業雖有出產電工製品及器械，但一般言，香港電子業尚未興旺。若干規模較大的製造商雖能由電工製造業轉到電子行業，但香港電子業的發展，大部份仍有賴外國投資及專門技能（尤指美國為然）。

今日，電子業佔香港海外投資總值達百分之廿六，而其佔美國工業投資總值的比率則為百分之五十。目前，香港共有六十九間電子廠——其中三十九間為美資工廠——一般為聯營公司或為外國

表一
電子業出口增長
(一九七三至一九七七年)



公司的全資擁有附屬公司(表3)。其中著名的電子廠包括快捷半導體、ITT、飛利浦、三洋及安培泛達。

電子業大致可分為兩類：(一)製成品裝配，例如收音機、卡式錄音機、計算機、擴音器、接收機等——佔電子產品出口總額百分之六十三左右。(二)製造配件及部件——佔電子業出口利潤百分之三十七。

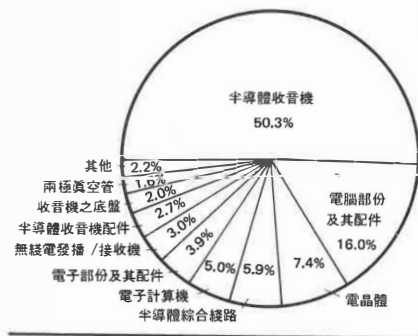
電子業必須依賴大量物資入口，始能將製成品輸出港外。去年，電子原料及半製成品的進口總值超逾二十億元，主要進口國包括美國、日本、台灣及其他鄰近國家。因此，香港電子業成本極受美元、日圓及其他幣值波動的影響。香港電子業需要建立更一體化的生產系統，使能自製配件及部件。

近年來，香港乃世界居首位的半導體收音機出口國。以價值言，半導體收音機在電子產品出口總額中仍佔百分之五十的比率。去年，半導體收音機銷量增加百分之七，本年首四個月內，其銷量續有可觀增長，增幅達百分之十九。美國仍為香港半導體收音機的主要出口市場，其他較小的市場如巴拿馬、委內瑞拉、馬來西亞及若干阿拉伯國家，近年亦有穩定增長。

電腦部件似是電子業中發展最蓬勃的一環。去年，電腦部件製造業增長百分之四十六，而在七八年首季內又再增加百分之廿七。電腦部件佔電子業總產量約達百分之十六。製造電腦部件的工廠大部份為美資工業公司，而去年香港出口的電腦部件亦有百分之八十以上是輸往美國，其餘則輸往西歐國家。

另一方面，電子計算機銷量由一九七六年起已開始有放緩迹象。一九七七年銷量下降尤為顯著，出口售價下跌(普通袖珍計算機出口售價僅為三十元，一九七三年時之售價曾高達二百三十元)雖為促使銷量減少的原因之一，但最重要原因乃市場趨於飽和、供應充足，及鄰近產國競爭劇烈。

表二
電子產品分類



目前享有可觀增長的其他電子產品包括：電晶體(去年出口增加百分十八)、卡式錄音機(出口增加百分三十九)、電子測量及控制儀器——主要為煙霧探測器(出口增加百分之四百四十六)、傳聲器、喇叭及擴音機(增加百分之五十七)、收音機底盤(增加百分八十六)及電子閃光儀器(增加百分之四十八)。

由於香港出口產品分類準則影響的關係，若干電子產品在近年來雖亦享有可觀增長，但其出口價值却未能作準確的估量。這些產品包括：電子錶、電視遊戲機及其他種類的電子玩具。近年來各類手錶出口額均告大增——七六年增百分八十一，七七年增百分五十七，七八年首四個月內再增百分七十三——足以顯示香港製造的電子錶在外國甚為流行。

雖然，本港電子業發展甚有成就——或者就因其成功的關係——但此行業亦有引人顧慮的一面。其中最主要的乃技工短缺的問題，而且，在各個生產階段中都呈現此勞工缺乏的情況。

一九七七年底時，電子業僱用技工人數達七萬零九百九十八人。雖然七七年內電子業生產總額大增，但實際工人數目却較七六年略減。

為着吸引更多技工起見，過去半年間，電子業工資已增加了百分二十。但同時，電子行業亦在繼續採用自動化及半自動化的新機械設備，以節省增聘人手的需要。

本會電子業委員會最近曾開會討論香港電子業所面臨的若干問題。一般雖認為香港電子業前景一片樂觀，而對有意在亞洲區擴展生產業務的外國電子公司來說，香港仍為具吸引力的投資地點。然而，另一方面，委員會對該行業的技工短缺及工資成本增加的壓力問題亦極感關注。其中一位委員透露：他轄下的一間主要跨國生產公司現正計劃在東南亞增加生產，因而對香港技工短缺問題頗感憂慮。

本會電子業委員會主席李鵬飛先生(安培泛達有限公司董事長)指出：地下鐵路公司以高薪大量招聘技術人員，

表三
香港電子業的海外投資
(一九七七年十二月)

國家	工廠數目*
美國	39
日本	14
英國	3
荷蘭	2
新加坡	2
泰國	2
澳洲	1
瑞士	1
西德	1
台灣	1
印尼	1
伊朗	1
其他	1
總計	69

(投資總值：5.16億港元)
*包括與本地公司合組之聯營公司在內

使電子業工人的供應大受影響。來年間，地下鐵路在工程進展及籌備啓用方面，必須再度招募技術人員，而此需要將形成由現有製造業(尤其電子業)吸取經驗人才的趨向。

由於地下鐵路公司給予極優厚的待遇，較私營公司高出百分之三十至五十，因此，技工問題實難有解決的辦法。長期言，現有的技工訓練制度或可逐漸彌補勞工短缺。

電子業委員會亦討論到若干嚴重影響工業生產能量的香港勞工法例問題。其中一項乃關於女工夜間工作的條例——女工約佔四分三總工人數。該會委員認為：鑒於近年來香港社會及勞工保障方面已有龐大進展，勞工處對女工在夜間工作所採取的法例，理應加以修訂。

此外，業內人士亦希望勞工處能修改工人加班的計算制度，現時制度乃頗為不便。該委員會指出：當一間工廠大量採用新自動化生產設備時，它自然希望能盡量使用新設備，以達最高生產能量。該委員會相信其他國家以個別工人工作表現作為加班計算標準的現有制度，將會適合香港採用，同時，勞工處在執行方面亦不會有大困難。

香港總商會曾就上述兩項問題多次與勞工處進行探討。短期內，本會將再度向勞工處提交意見書。

香港電子製造商與鄰近國家之間的競爭日漸加強，這些國家包括南韓、台灣及新加坡。然而，就技術才能、生產標準及設計品質而言，本港電子業仍佔優勢，因此，暫時實無需對其他競爭國家有任何顧慮。但長期而言，各國間競爭勢必日益激烈，而電子業亦將伸展至更高級技術性產品方面——即謂香港需注入更多具資格技術人員及熟練工人，更佳試驗設備及擴展自動化生產系統。

簡報滙編

本會簡訊

歡迎新會員

本刊歡迎二十一間公司於六月份加入本會，成為香港總商會會員公司。（新會員公司名單詳列本期英文版）。

本會任命

香島染料及印刷有限公司朱誠信獲委為本會工業事務委員會會員，此乃繼朱氏獲委為紡織業委員會主席後的另一任命。

香港上海滙豐銀行科羅（D. L. FOWLER）及渣華公司潘家義加入本會中南美洲貿易委員會。

美國輪船公司赫金斯（Higgins）、禮士輪船公司霍力斯（Forrest）、及大通紡織有限公司雷康侯均獲委為本會北美貿易委員會會員。

本會主席雷勵祖，副主席紐壁堅獲委為特別救濟基金托管理事會之當然委員。本會特別救濟慈善基金乃於一九六八年成立，旨在救助及補償執勤時因公死傷之官警人員或其遺屬。

香港小姐訪問本會

香港小姐陳文玉於六月廿七日蒞臨參觀本會。稍後，香港小姐將飛赴墨西哥參加「環球小姐」競選。

政府社會福利政策

港府社會福利署副署長薛文先生於六月十九日應邀出席本會諮議會會議，向會員簡告關於港府之社會福利措施及計劃。

課程

工商管理(國際貿易)碩士課程

美國德州拉里多國立大學工商管理系舉辦國際貿易科新碩士課程。持有學位人士可於十一個月時間內完成是項課程。課程適合對國際關係、旅遊、外文、地區研究、工商業及政制有興趣或/及略有認識之人士進修。

拉里多國立大學於一九七〇年成立，除新設的國際貿易碩士課程外，亦設有文學、刑事司法、初級教育、中學教育及工商管理學士課程。此外，又設有教育及工商管理碩士課程。

查詢詳情及索取報名表格，請與拉

里多國立大學工商管理系聯絡。（地址：美國德州拉里多華盛頓西街）

中國語文課程

香港大學語文研究所舉辦中文會話及書寫文憑課程，分全日及非全日兩種。學員結業可獲頒發國際性認可的中文證書。課程分國語及粵語教授，旨在給予學員一般性的中國語文基礎訓練，此外，亦有專修訓練機會。有意參加人士無需對中文有認識。

全日課程每年學費七千元，非全日課程每年學費為三千五百元。

閣下如欲查詢課程詳情，可向香港大學語文研究所索閱章程。

工商消息

香港鑄造業

香港生產力促進中心最近出版一本「香港鑄造工業及鑄件市場回顧」報告書。進行該項調查的目的在於估量香港鑄件現今及潛在市場的大小，及鑑定本港鑄造業的機械化程度，能否適應市場需求。香港生產力中心希望調查研究結果能為工業管理人士提供資料，協助改良鑄造業設備，加強鑄造業功能，以鞏固及拓展本港精確機械業的基礎。

該報告書在香港生產力促進中心有售，每本二百元。

（地址：香港德輔道中一七三號先施大廈廿一樓）

會計報告及指南

香港會計師公會定期出版之「會計報告及指南」現設有訂閱制度。任何人士如有興趣購閱，可直接向該會購買，地址在香港域多利皇后街四號利隆大廈十樓。首次訂購，每本售價五元。放置該報告書及指南的文件夾亦有售，每個售價十二元。訂閱費每年八十元。

該「會計報告及指南」內容包括：盈利預測簡介、綜合賬形式的集團會計賬目、標準會計報告守則、核數一般原理等。

本會圖書室藏有一份齊全的「會計報告及指南」，可供會員參閱。



由左至右：吳亦景（無線職員副經理）、陳文玉（香港小姐）、白克強（本會新聞宣傳部副經理）、麥理覺（本會執行董事）。

本會與世界市場

拉丁美洲

本會貿易團於六月份訪問中南美洲，團員接獲訂單總值逾六百萬元。此外，尚有六百萬元成交額仍在商議中。

該團於六月十日至三十日間，分別訪問了科倫、巴拿馬市、加拉加斯、馬加里達及庫拉索，並且舉行了產品展覽，當地買家參展極為踴躍。該團乃由本會貿易部經理梁紹輝率領，並由工業部行政主任歐永祥隨團訪問。

有關該團訪問的詳細報告將於本刊下期刊出。

美國

由本會與工商署合辦之香港工業投資促進團，已結束為期三週的訪問，會晤了美國東北部多間工業公司的高層決策人士。該團乃由本會駐美特別代表米尼克率領。

該團在美國東部分別訪問了紐約、新澤西、賓夕凡尼亞州、康涅狄格州、麻省、俄亥俄州及密歇根州等地。在接受訪問的四十一間公司中，百分四十經營工業儀器製造，百分三十經營電子及電工製品，其餘則經營醫學、消費及家庭用品行業。

據米尼克先生表示：該團是次訪問，大受美國公司歡迎。他又指出美國公

司已日漸意識到遠東國家的市場潛力及投資機會。而受訪問的公司中，已有三十一間表示有意設立全資擁有附屬製造公司，或與本地機構合組聯營公司。其中十二間公司則被鑒定在未來五年間，有意在本港從事製造業投資。

米尼克進一步指出：美國公司大多有意利用香港的才能及專門知識，以圖與中國建立聯繫及發展貿易關係。

該團乃本會與工商署合辦的第四個訪美工業投資促進團。除米尼克外，隨團訪問的還有本會工業部馮棟澤及工商署陳榮光。

柏林

第十六屆「攜手邁進」海外入口商展覽會將於今年八月三十日至九月三日在柏林舉行。目前，已有三十六間香港公司報名參加香港代表團。本港參展團將在攤位展出各種類型香港產品。本會貿易部經理陳煥榮將隨團訪問，並負責香港攤位的陳列。

本會一直為柏林展覽會當局的香港名譽代表。本港代表團參展的經費獲西德駐港領事館贊助。

法國經濟情況簡報

本會西歐貿易委員會最近邀請法國

駐港商務專員公署副署長法蘭高斯出席會議，簡要報告關於港法貿易關係，及法國政府最近採取之經濟措施。

他說法國政府最近採取了一系列措施，旨在改善長期經濟及促使國內外貿易公開競爭。措施包括：逐步取消物價管制，終止對經營不當公司的資助，管制“不公平競爭”以避免有壟斷情形發生，刺激股票及債券投資，促進若干主要工業的發展——即指機械工程、汽車、航空及電氣化工業，進一步拓展法國公司及產品市場，分析國際性業務機會及鼓勵分包生產以圖減低生產成本。

法蘭高斯表示：法國政府施行上述各種政策，使法國經濟前景一片樂觀。一九七八年經濟增長率應可達百分之四點五——此乃歐洲國家中最高之經濟增長率。法國廠商現正加速生產，而存貨量亦逐漸下降。此外，就業、購買力及國內消費情況均略見好轉。

關於港法之間的貿易，他指出：香港輸法出口貿易於七六及七七年分別增加百分之八十二及百分之廿八，而法國輸港入口貿易之同期增長則分別為百分之三十二及百分之廿三。法蘭高斯相信香港貿易發展局最近在巴黎開設辦事處，及法國貿易團經常來港訪問，均有助於促進兩國之間的聯絡。如要進一步發展法國市場，他建議香港出口商應對法國市場的特點取得更確切了解。舉例而言，他說傳統式的商店行業在法國仍具重要性，約佔總零售業的一半比率。同時，法國人對產品品質及耐用性的要求亦很高。

他相信港法之間可有機會發展分包及聯營公司業務。他表示：凡有意與法國公司組織聯營公司的本港製造商，都可以向法國駐港商務專員公署諮詢，該署願意提供協助。

非洲

鑒於本會貿易團今年訪問非洲大獲成功，接獲訂單總值逾五千萬元之鉅，本會非洲貿易委員會提議明年再次組團訪問尼日利亞、肯雅及坦桑尼亞。這將成為第一個訪問坦桑尼亞的香港貿易團。



由左至右：馬拿馬商會總裁希薩斯、團長梁紹輝及該團代表陳子章。

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